

City of Baldwin City
PO Box 86
Baldwin City, Kansas 66006
Council Meeting Agenda

Baldwin City Public Library
800 7th St
Baldwin City, KS 66006

TUESDAY
January 24, 2023
7:00 PM



A. Call to Order-Mayor Casey Simoneau

B. Approval of Agenda

C. Consent Agenda

1. Minutes 01.10.2023

D. Public Comment:

Members of the public are welcome to comment on items relating to City business not listed on this Agenda. Please stand and wait to be recognized by the Mayor. As a general practice, the comments may or may not be acted upon by the Council during the meeting, or Council may refer the items to staff for follow up.

*If you wish to comment on an item listed on the agenda, a **sign-up sheet** is provided for you to sign in and provide your address. You will be called on when the Agenda item of interest is under discussion by the Council.*

E. Special Reports or Presentations

1. Human Trafficking Awareness Month-Proclamation

F. Old Business

1. Substation

G. New Business

1. Council President election
2. School District deferment

H. Council Committee Reports

1. Budget and Finance - Scott Lauridsen/Cory Venable

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-
2. Community Development - Cory Venable/Susan Pitts
 3. Public Safety - Susan Pitts/Jerry Smith
 4. Public Works and Utilities - Julie Constantinescu/Jerry Smith
 5. Strategic Planning - Scott Lauridsen/Julie Constantinescu

I. City Administrator and Staff comments

J. Council and Mayor comments

K. Executive Session

L. Adjourn

City Council meets every first and third Tuesday of each month at 7:00 p.m. in the Library community meeting room. Council work sessions are held the last Tuesday of each month at 7:00 p.m. in the American Legion Hall.

City of Baldwin City
Minutes
Tuesday, January 10th 2023

A. Call to Order

The Baldwin City Council was called to Regular Session at 7:00 p.m. at the Baldwin City Public Library, 800 7th Street, with Mayor Casey Simoneau presiding.

Present were Council Members: Cory Venable, Jerry Smith, Susan Pitts, Scott Lauridsen and Julie Constantinescu.

Also, attending: Glenn Rodden-City Administrator; Amara Packard-City Clerk; Lynn Meador-Communications Director; Stu Young-Building Official/Zoning Official; Russ Harding-Planning and Zoning; Jeff Winkler-Power Plant Supervisor; Cary James-Power Plant Operator; Dakota Loomis-City Attorney; Officer Butrum-Police Department; Chief Terry Baker-Fire Dept; and Captain Tim Silvers-Fire Department.

B. Approval of Agenda

Julie Constantinescu moved and Scott Lauridsen seconded to approve the agenda. Motion carried with a vote of 5 yes and 0 no.

C. Consent Agenda

1. Minutes 12.20.2022

Susan Pitts moved and Cory Venable seconded to approve the consent agenda. Motion carried with a vote of 5 yes and 0 no.

D. Public Comment

E. Special Reports or Presentations

Greg DuMars from Kansas Municipal Utilities presented Cary James with his Power Plant Operator Certification from successful completion of the power plant and technical program. This is a two year program that involves a lot of time and dedication.

F. Old Business

G. New Business

1. Conditional Use-Raven Maramore

This conditional use request went before the planning commission back in the fall of 2022. This request was for an Airbnb, short term rental, that would go above the commercial kitchen that has already been approved. The planning commission voted it down 5-0, with the recommendation that

the applicant get the property rezoned to commercial. The applicant is asking for the council to approve the second conditional use permit for the airbnb apartment. After getting the first conditional use permit, the applicant's architect suggested she could help pay the project off by having a studio apartment above the commercial kitchen. Raven does not want to rezone her property to commercial. Council agreed that it makes sense to approve the second conditional use permit rather than request that the applicant petition to rezone her property.

Susan Pitts moved and Cory Venable seconded to approve the conditional use permit for the property located at 902 7th St.

Motion passes 5-0.

2. Appointments - Treasurer, Judge, Attorney, City Clerk, Police Chief, and Fire Chief

Mayor Simoneau made the following nominations for appointments:

Treasurer - Glenn Rodden; Judge - Shaye Downing; Attorney - Dakota Loomis; City Clerk - Amara Packard; Police Chief - Mike Pattrick; and Fire Chief - Terry Baker.

Scott Lauridsen questioned if there were any certifications specifically for certain positions such as the Fire Chief. Chief Terry Baker said that it states in their bylaws that 5 years of service is required before you can qualify for the Fire Chief position.

Cory Venable motioned and Julie Constantinescu seconded to accept all appointments as presented.

Motion passes 5-0.

3. City Depositories

Mayor Simoneau appoints the three local banks as our city depositories, Baldwin State Bank, Mid America Bank and Kansas State Bank.

Cory Venable moved and Julie Constantinescu seconded to approve all three city depositories.

Motion passes 5-0.

4. Council Committee Appointments

Mayor Simoneau did not make any changes to the committee appointments, everyone will remain on the committee they have been serving on for the past year.

Susan Pitts moved and Julie Constantinescu seconded to maintain the current sitting committee appointments.

Motion passes 5-0.

H. Committee Reports

1. Budget and Finance - Scott Lauridsen/Cory Venable

Next meeting will be 01/13/23 at 7:45am.

2. Community Development - Cory Venable/Susan Pitts

Next meeting will be 01/23/23 at 4:00.

3. Public Safety - Susan Pitts/Jerry Smith
 - Reviewed fees for dogs running at large. After comparing other cities fees with our fees, the committee doesn't recommend any changes in fees at this time.
 - Chief Patrick gave them an update on the Tesla. It is going to get outfitted on the 16th.
4. Public Works and Utilities - Julie Constantinescu/Jerry Smith
Next meeting will be 01/12/23 at 9:00a.m.
5. Strategic Planning - Scott Lauridsen/Julie Constantinescu
Took output from the worksession and put into a rough draft of where they are at for key focus areas and performance indicators. That is the information that will be used in the joint strategic planning meeting with the school district on January 12th.
Next meeting TBD

I. City Administrator and Staff Comments

The community center will be out for the bidding process tomorrow.

J. Council & Mayor Comments

The joint strategic planning meeting will be at the Performing Arts Center, Thursday night at 7:00pm and will be structured like a normal council meeting. Would like to give the school district a high level view of what the city has and listen to what their high level view is and see where we can work together.

K. Executive Session

Scott Lauridsen moved and Cory Venable seconded to recess into an executive session with Glenn Rodden, Neal Denny from KMEA, Jeff Winkler, and Dakota Loomis for 20 minutes, returning at 8:10pm.

Mayor Simoneau called the meeting back to order at 8:10.

L. Adjourn

Julie Constinescu moved and Jerry Smith seconded to adjourn the regular meeting. Motion carried with a vote of 5 yes and 0 no. Time: 8:10 p.m.

Attest:

Amara M. Packard
City Clerk











BALDWIN CITY, KANSAS
Cash Summary

Account Number	Account Title	12/31/2020 Balance	Dec-21 Balance	Dec-22 Balance
GENERAL FUND				
01.00.0001	General Fund Cash Acct	109,612.16	(95,684.63)	103,088.09
01.00.0001.BOND	Court Bond Cash	2,117.00	1,967.00	1,200.00
01.00.0001.CDBG	General Fund CDBG	0.00	358,631.76	331,952.07
31.00.0001	General Fund Reserve Cash Acct	39,061.92	(147,625.40)	0.00
31.00.0001.TREE	Tree Board Reserve Funds	0.00	685.00	685.00
General Fund Type		150,791.08	117,973.73	436,925.16
OTHER OPERATING				
02.00.0001	Library Fund Cash Acct	0.00	(603.45)	0.00
03.00.0001	Cemetery Fund Cash Account	66,232.58	105,116.79	137,107.34
06.00.0001	2018 NRP FUND CASH	0.00	0.00	0.00
34.00.0001	Cemetery Reserve Cash Account	132,515.50	132,394.58	132,394.58
09.00.0001	Gen Bond/Interest Cash Acct	7,110.36	0.13	0.00
28.00.0001	Special Hwy Cash Acct	216,568.55	82,718.77	3,825.38
26.00.0001	Spec Parks & Rec Cash Acct	58,818.95	71,898.79	90,175.02
Other Operating		481,245.94	391,525.61	363,502.32
ELETRIC FUND				
11.00.0001	Electric Utility Cash Acct	1,671,715.06	949,713.82	321,828.11
11.00.0002	ELECTRIC UTIL FUND INVESTMENTS	1,500,000.00	500,000.00	0.00
32.00.0001	Elec Util Reserve Cash Acct	639,278.46	69,734.16	569,734.16
32.00.0002	Electric Util. Reserve Investment	500,000.00	500,000.00	0.00
40.00.0001	Elec Cap Improv Cash	731,709.95	808,950.09	808,950.09
51.00.0001	Elec Bond & Interest Cash	8,511.20	0.00	0.00
Electric System		5,051,214.67	2,828,398.07	1,700,512.36
WATER FUND				
12.00.0001	Water Utility Cash Acct	361,812.38	32,028.88	7,479.20
15.00.0001	Water B&I Cash	(35,970.39)	0.56	0.00
33.00.0001	Water Util Reserve Cash Acct	(15,232.38)	0.00	0.00
41.00.0001	Water Cap Improv Fund Cash	26,435.43	43,755.40	7,105.40
Water System		337,045.04	75,784.84	14,584.60
WASTEWATER FUND				
18.00.0001	Wastewater Utility Cash Acct	98,713.70	86,845.08	70,292.39
20.00.0001	Wastewater Bond/Tnt Cash	(33,509.76)	0.11	0.00
30.00.0001	Wastewater Reserve Cash Acct	51,377.12	0.00	0.00
42.00.0001	Wwtr Cap Improv Cash	319.53	329,792.43	132,001.87
42.00.0001.1810	Cash - East Wwtr Interceptor	611,888.18	(2,000,000.00)	(2,000,000.00)
42.00.0001.1812	Cash-Wwtr System Improvements	574,433.24	0.00	0.00
42.00.0002	WWTR CAP IMPROV INVESTMENTS	2,000,000.00	2,000,000.00	2,000,000.00
Wastewater System		3,303,222.01	416,637.62	202,294.26

BALDWIN CITY, KANSAS
Cash Summary

24.00.0001	Refuse Utility Cash Acct	(16,376.62)	(550.65)	27,452.58
	CAPITAL			
27.00.0001	Quality Of Life	(80,010.84)	20.89	29,534.02
29.00.0001	Capital Improve Cash Acct	89,492.49	18,504.24	1,267,281.55
29.00.0001.0131	Cash-2019 Sidewalks/Excldg Elm	325,076.79	325,076.79	325,076.79
29.00.0001.0132	Cash - Lotatorium	(87,172.66)	(57,978.93)	(57,978.93)
29.00.0001.0133	Cash-Elm St Sidewalks:Ta Grant	(112,490.00)	(112,490.00)	(112,490.00)
29.00.0001.0134	Cash-E1750 Rd/N.1St Improvmnts	6,540.68	15,591.94	15,591.94
45.00.0001	Cip - Sales Tax	297,267.09	440,492.78	328,229.82
70.00.0001	Pool Sales Tax Cash Acct	49,943.61	49,898.04	49,898.04
72.00.0001	Cash - Police Building Proj	(554,623.77)	(367,244.33)	(367,244.33)
73.00.0001	Cash - Rail/Trail Project	114,459.50	85,548.53	76,618.53
	Capital Funds	48,482.89	397,419.95	1,554,517.43
	City-Wide	9,355,625.01	4,227,189.17	4,299,788.71



KMEA MID-STATES
RATE SCHEDULE
(Effective January 1, 2023)



	<u>Member Cost</u>	<u>Non-Member Cost</u>
Director, Engineering & Field Services	\$150	\$165
Manager of Maintenance & Construction Services	\$120	\$132
Manager of Engineering	\$120	\$132
Special Projects Technician	\$120	\$132
Manager of Field Services	\$100	\$110
Field Services Foreman	\$100	\$110
Journeyman Lineman	\$95	\$105
Shop Foreman	\$95	\$105
Office Technician	\$95	\$105
Apprentice Lineman	\$80	\$88
Field Technician I	\$80	\$88
Travel Expenses		
Per Diem	\$100 per day	\$100 per day
Mileage	\$1 per mile	\$1 per mile
Subcontractor Expenses	Cost plus 10%	Cost plus 11%
*Material Expenses	Cost plus 10%	Cost plus 11%
Equipment		
Genie Lift	\$50 per run hour	\$55 per run hour
Excavator	\$50 per run hour	\$55 per run hour
Relay Tester	\$100 per day	\$110 per day
High Potential Tester	\$50 per day	\$55 per day
Camlin	\$500 per job	\$550 per job
Ductor	\$150 per job	\$165 per job

*Mark up on material will be capped on any item costing over \$150,000 at \$15,000

*Direct purchase material under \$1,000 will be marked up 15%

*Direct purchase material \$1,000 and over will be marked up 10%

As approved by the KMEA Executive Committee on August 18, 2022

HUMAN TRAFFICKING AWARENESS MONTH

Baldwin City

Survivors of human trafficking are among the most vulnerable individuals. We must work together to address the root causes and create sustainable recovery options for those who have survived these atrocities. Survivor perspectives are essential to solving the root causes, and it is vital to include survivors and to keep those survivor-informed perspectives at the forefront of initiatives.

Organizations that are taking the lead on human trafficking initiatives in and near Baldwin City, KS, include but are not limited to the following: the **Baldwin Police Department, Lawrence Anti-Trafficking and Education Task Force (LATTE), The Sexual Trauma & Abuse Care Center, Bert Nash, LMH Health, Lawrence Community Shelter, Baker University, University of Kansas, RADAC, Baldwin City School District #348, and the Willow Domestic Violence Center.**

WHEREAS: Human trafficking, a modern form of slavery, is one of the largest and fastest-growing criminal industries in the world and is based on recruiting, harboring, and transporting people for the purpose of exploitation; and

WHEREAS: Sex trafficking and labor trafficking occur in Kansas, and both adults and children of any gender, socio-economic status, age, race, sexual orientation, or geographic location can become victimized; and

WHEREAS: Human trafficking includes sexual, verbal, emotional, economic, and physical abuse and exploitation, and all forms of abuse carry long-term complex trauma implications; and

WHEREAS: Kansas human trafficking laws define commercial exploitation of children, which does not require a showing of force, fraud, threat, or coercion and references the existing statutory definition of human trafficking and aggravated human trafficking; and

WHEREAS: The effects of human trafficking reach far beyond its victims and perpetrators, causing disruption in our schools, places of work, and neighborhoods; and

WHEREAS: This city strives to become a place where human trafficking does not exist, where people have their basic needs met, opportunities are available to them, and where all people are treated fully human and worthy of a supportive community and freedom.

NOW, THEREFORE, I, _____, Mayor of Baldwin City, Kansas, do hereby proclaim the month of **January 2023** as Human Trafficking Awareness Month and urges the citizens of Baldwin City to speak out against sex and labor trafficking and exploitation, to support **survivors of these heinous crimes**, to encourage community leaders to hold offenders accountable, and to make preventable efforts a priority by hosting events, by creating policies at work, school, and home, and by supporting and participating in programs designed to reduce and eventually eliminate human trafficking as a societal problem. As a community, we will commit to creating and executing a comprehensive, collaborative, and trauma-informed response for the safety and security of human trafficking survivors.

Substation (Mid States est)

Foundations	\$	45,000
Conduit	\$	55,000
Ground Grid	\$	15,000
Steel	\$	25,000
Switches and Bus	\$	25,000
Breaker	\$	45,000
Building	\$	125,000
Switchgear	\$	400,000
Controls	\$	55,000
Transformer*	\$	1,300,000
Fence	\$	20,000
Cable	\$	105,000
Battery & Charger	\$	15,000
Instrument Transformers	\$	15,000
Construction Labor	\$	325,000
SCADA	\$	150,000
Engineering Labor	\$	50,000
Contingency	\$	50,000
		<hr/>
	\$	2,820,000

*The transformer is the highest cost item and most volatile for pricing

City estimate

34.5 Tie line	\$	480,090	7800 ft
12.47 Distribution	\$	635,935	18650 ft
	\$	3,936,025	
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Concrete decorative fence upgrade	\$	30,000	
Fiber connections	\$	20,000	
		<hr/>	
Total	\$	3,986,025	

Not included:

Site prep ?

Utility easment costs

Interconnection study 3-5K

Any additional land acquisition

Lutz Estimation from July 2022

Substation (skid mount construction)		
including labor and materials for substation,		
land prep, fencing.	\$	4,000,000
34.5 Tie Line	\$	442,000
12.47 Distribution	\$	635,935

City estimate

	<hr/>	\$	5,077,935
Concrete decorative fence upgrade	\$	30,000	
Fiber connections	\$	20,000	
		<hr/>	
Total	\$	5,127,935	

Not included:

Scada upgrade \$ 150,000

Utility easment costs

Interconnection study 3-5K

Any additional land acquisition